



BRISTOL TEMPLE QUARTER

STRATEGIC BOARD MEETING

Agenda item 4: Update on Masterplanning and Design Work

Background:

Bristol Temple Quarter is an area of significant growth and regeneration for Bristol and offers considerable opportunities for the delivery of additional housing, employment, education opportunities and recreation. At the heart of the Temple Quarter sits Bristol Temple Meads station. The station is a key gateway to Bristol and the wider West of England and is a major rail hub for Network Rail and GWR. Currently, the station acts both as an opportunity for future growth, owing to the connectivity it could enable, and as a barrier, owing to its limited capacity and the physical constraint it presents in access to the east.

The strategic partners (BCC, NR, HE, WECA, UoB, DfT and MHCLG) all have a shared interest in addressing the issues that exist with Temple Meads in order to unlock the full potential of the railway, of the Temple Quarter and the wider West of England region. This was reflected in the Housing Infrastructure Fund bid submitted by WECA last September which included a bid for £100 million to support the redevelopment of Temple Meads.

Previous Board meetings have noted the importance as a next step of commissioning further collaborative design and master planning on options for the station and the potential of the wider Temple Quarter area. With this in mind, in late 2017, the West of England Combined Authority (WECA) approved the grant of £2m of EIP funding in order to support further feasibility and masterplanning work. This funding was to be matched with the £1.6m of Network Rail funding previously identified to support the development of plans for Bristol Temple Meads station.

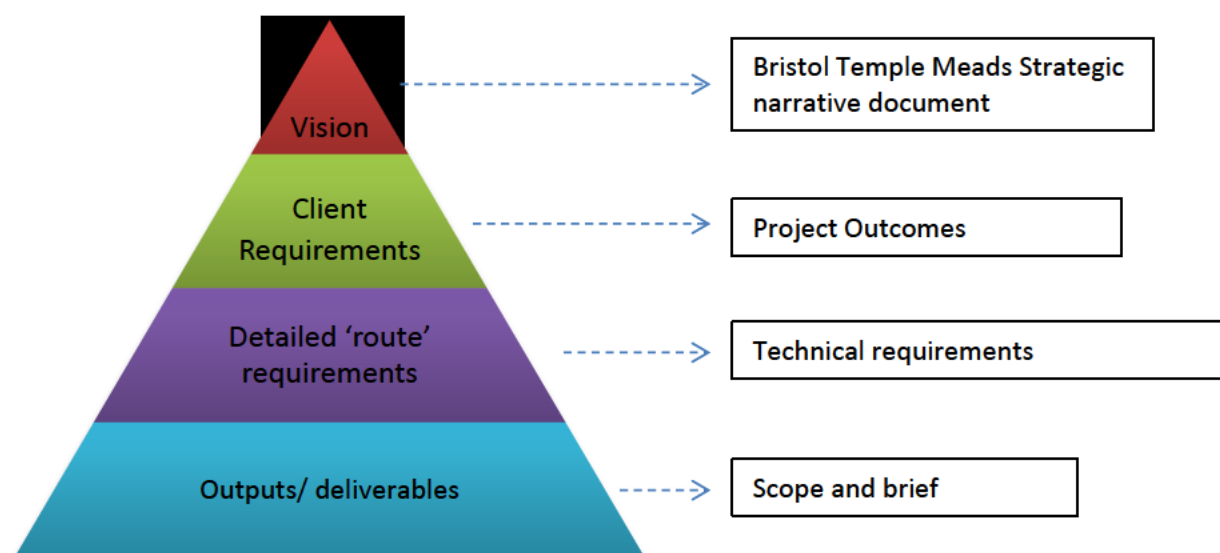
This paper seeks to provide the Strategic Board with an update progress with the masterplanning commission and, specifically, on:

1. The work undertaken around forming the partners' joint requirements/objectives for Temple Meads and the Temple Quarter;
2. The brief for the masterplanning work, and;
3. The recommended procurement route and timetable for commissioning of the masterplanning work
4. Proposed outline Heads of Terms for a Collaboration Agreement between the Parties

1. The partners' requirements:

Since the last board meeting, the partners' (BCC, NR and HE – with input from WECA) have been working hard to develop and refine their joint requirements for the masterplanning work and the

wider programme. These requirements form part of the ‘golden thread’ which flow from the partners’ joint vision for Temple Meads and Temple Quarter (as outlined in the strategic narrative document) and into the brief for the masterplanning work. This will ensure that any masterplanning work is able to realise the joint vision of the partners for both Temple Meads and the wider Temple Quarter and that there is a clear and logical progression from the vision, to the brief and to the output that is ultimately received. This is demonstrated graphically, below.



The partners have generated 9 key client requirements to be realised through the masterplanning work to be undertaken and through the programme of projects that will flow from it. These are;

1	New city quarter The project will deliver a mixed use, vibrant and successful city quarter with an 18 hour economy, which extends the city centre, anchored around a refurbished and modernised Bristol Temple Meads station and extending into St Philips Marsh
2	Gateway to the city The project will deliver an exemplar gateway to Bristol and the wider west of England to include a world-class railway hub, high quality entrances to the station, public realm, and transport facilities to accommodate existing and future demand. The station will be at the heart of the Temple Quarter.
3	Housing The project shall deliver between 4,000-11,000 new homes, including affordable homes, across Bristol Temple Quarter
4	Transport interchange The project shall deliver an improved and revitalised public transport interchange, serving Bristol Temple Meads station, and wider transport improvements across Temple Quarter, compliant with the standards and guidance documents.
5	Passenger capacity Deliver station capacity improvements to meet future passenger demand, including forecasted annual growth in demand of 6 % until 2023 and 1.8% between 2023 and 2043.
6	Permeability through station The project shall maximise permeability to the public (unpaid) through Bristol Temple Meads station, in particular north to east, in a cost effective manner (underpinned by a BCR), as well as across Temple Quarter

7	Public realm The project shall deliver high quality public realm in key spaces to be identified around Temple Quarter. Where possible these shall be delivered early in each phase in order to promote a sense of place and develop a unique identity for the city quarter
8	Heritage The project shall deliver a sensitive adaptation and development of the station's nationally important heritage assets
9	Delivery The project shall be delivered in a phased approach to ensure short, medium and long term benefits, and to ensure continued operation of Bristol Temple Meads station and other critical infrastructure

Below these 'client requirements' sit a suite of more detailed requirements which outline in greater detail what will need to be considered and undertaken in order to ensure the client requirements are met. For example; in relation to the client requirement to ensure a 'Gateway to the city', the detailed requirements set out specific requirements to consider a new northern entrance to the station; a ticketed entrance to the east; legibility, and; accessibility through both the station and wider Temple Quarter.

In turn, these detailed requirements inform a list of specific outputs which will need to be delivered in order to fulfil the detailed requirements. These include pieces of strategy work, feasibility and design work and surveys etc. and form the basis for the brief for the masterplanning work.

Recommendation:

The Board is asked to review and approve the partners' joint requirements document (appendix 3.)

2. The brief for the masterplanning work

Using the requirements work, as set out above, a detailed brief has been developed for the masterplanning and feasibility work for Temple Meads and the wider Temple Quarter. A copy of the draft brief is appended to this document (appendix 4).

The scope of the masterplanning work will cover both Network Rail's requirements and BCC and HE's requirements. The partners will seek to appoint a lead consultant to lead and co-ordinate the input of the various specialist consultants in order to ensure that a comprehensive and cohesive masterplan is developed. Bristol City Council will be the lead contracting authority and a project board/steering group will be formed to oversee the work of the appointed consultant. BCC, NR, HE and WECA will all be standing members of the project board.

Recommendation:

The Board is asked to review and approve the brief (appendix 4). It is also requested to approve the issuing of the brief, subject to the completion of detailed elements of the document being signed off by the Project Board and any necessary internal approvals.

3. Procurement

BCC have reviewed the various procurement options open to the partners in order to commission the masterplanning work. The options reviewed include:

1. The HCA multi-disciplinary framework;
2. The Crown Commercial Services (CCS) Management consultancy Framework; Lot 2: Finance
3. The Crown Commercial Services (CCS) Management consultancy Framework; Lot 7: infrastructure, and;
4. Open tender (OJEU procurement)

A simple procurement matrix has been completed and is attached (appendix 5). The matrix considers the ability of the various procurement options to meet the partners' needs. The matrix suggests that, despite the slightly longer procurement timetable associated with it compared to other options (22 weeks vs 17 weeks), the HCA framework would best suit the requirements of the partners. This is because it is deemed to have the suppliers most likely to be able to fulfil the requirements of the partners and will deliver the range of services required by the partners.

Running a bespoke OJEU procurement is not considered to be suitable owing to the need to spend considerable time and effort in drafting bespoke documents with no certainty of a successful outcome.

Utilisation of the HCA framework will require the use of a sifting brief and a draft of the sifting brief is attached.

A programme associated with the use of the HCA framework is attached (appendix 6). The shows the following key milestone dates:

- Complete sifting process – end April 2018
- Tendering – May to June 2018
- Tender report and approvals to award – early July 2018
- Award – end of July 2018

Recommendation:

The Strategic Board is asked to approve the use of the HCA multi-disciplinary and the draft sifting brief.

The Strategic Board is also asked to note the timetable associated with the use of the HCA framework.

4. Collaboration Agreement

In discussion between the partners at the Working Group and elsewhere it has been agreed that Bristol City Council should be the client for the masterplanning commission including the elements relating to the station and its capacity where necessary. To establish an appropriate partnership and collaboration arrangement with the partners it is proposed that there should be a Collaboration

Agreement between BCC and Network Rail, Homes England and the West of England Combined Authority. This would in particular establish a joint Project Board between the partners to oversee and make decisions on the commission. It would also provide for the role of the Strategic Board in relation to this work.

Outline Heads of Terms for such an agreement are attached for the Board's consideration (appendix 7). These would need further development and preparation of a full legal agreement for approval via the partners' internal governance arrangements.

Recommendation

The Strategic Board is asked to approve/amend the proposed outline Heads of Terms as a basis for a Collaboration Agreement between the partners to govern oversight and decision making on the proposed masterplanning commission.



Bristol City Council

March 2018